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690 Chesterfield Pkwy W • Chesterfield MO 63017-0760  
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

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## Planning Commission Public Hearing Report

**Meeting Date:** August 13, 2018

**From:** Cassie Harashe, Planner 

**Location:** Northeast corner of Chesterfield Parkway West and Hilltown Village Center

**Petition:** **P.Z. 08-2018 Homewood Suites (Keller Ventures, LLC):** A request to amend Ordinance 2916 to establish new permitted uses and development criteria for 7.4 acres of land within an existing “C-8” Planned Commercial District and located at the northeast corner of Chesterfield Parkway West and Hilltown Village Center. (18S540138, 18S540149, 18S540150).

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### **Summary**

Stock and Associates Consulting Engineers Inc., on behalf of Keller Ventures, LLC, has submitted a request for an amendment to an existing “C-8” Planned Commercial District. The existing planned district ordinance covers commercial land within the northwest quadrant of Chesterfield Parkway. The submitted amendment proposes modification to Parcel VIII, Building Group I, which composes the 7.4 acres at the northeast corner of Chesterfield Parkway West and Hilltown Village Center.

The existing ordinance defines permitted uses and development criteria by building group. The applicant seeks to allow day-care center and kindergarten or nursery school within Parcel VIII, Building Group I; this use is not permitted within other areas of the planned district. Additionally, language pertaining to the building requirements of Building Group I in the event it is developed with a day-care center or kindergarten or nursery school user is being added.

The Preliminary Plan includes Parcel and Building Group information consistent with the original ordinance and amended by the City as recently as 2016.

### **Site History**

The northwest and southwest quadrants of Olive / Clarkson and I-64 were included in the original presentation to the St. Louis County Planning Commission in 1971 to initiate development of Chesterfield Village. Prior to 1971, the land use and zoning pattern in the quadrants were “NU” and “R-3” with small commercial areas established adjacent to the offset intersections of Olive and Clarkson

Roads with Highway 40 (now I-64). Commercial uses included four service stations, a small grocery store, a development company office, and a bank.



Figure 1: Aerial Photo

In 1971, Sachs Properties submitted fifteen separate petitions to initiate the development of Chesterfield Village. To be developed over a several decade period were 1,115 acres of what would ultimately be a 1,500+ acre planned community. Of the petitioned 1,115 acres stretching across the northwest and southwest quadrants of Highway 40 and MO 340 (Olive / Clarkson), approximately 44% would be used for residential purposes, 21% for commercial purposes, 27% left for open space, and 8% for right-of-way.

On review, the St. Louis County Planning Commission was of the opinion the proposed concept plan was well conceived and environmentally sensitive. It also came to the conclusion that the Highway 40 / MO 340 interchange was a primary area for future urbanization based on the projected growth of western St. Louis County, the regional accessibility of the subject area, and the large expanse of open space available for development.

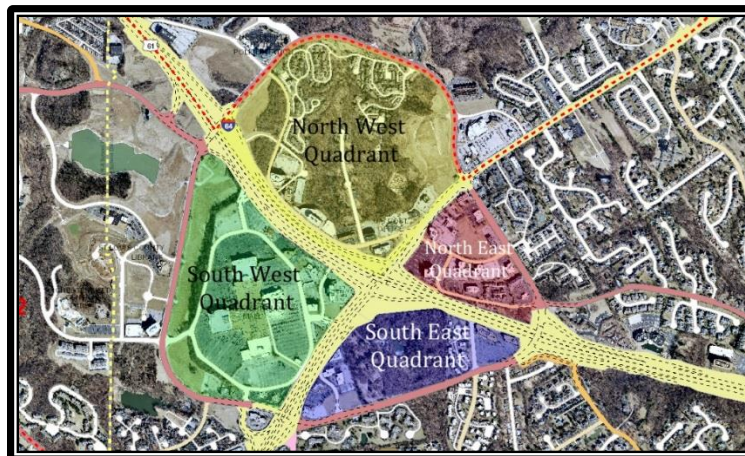


Figure 2: General Areas for Chesterfield Village

Five of the original fifteen petitions involved land in the northwest quadrant. The petitions included residential and commercial zoning for a total of 318 acres. In downscaling the original proposal, the County rejected commercial zoning in the northwest quadrant and limited residential zoning to 270.7 acres of “R-3” zoned development in two P.E.U.’s. Of concern was how proposed development would integrate with existing development along Olive Boulevard.

In 1979, Chesterfield Village Inc. submitted five new petitions covering a total of 197.8 acres in the northwest quadrant. Two general areas of “C-8” zoning were proposed, one along the north side of Highway 40 and the other surrounding the existing Hilltown Center. The 43.3 acres along Highway 40 would include 1,000,000 square feet of floor area being primarily offices, a hotel, theater, professional laboratories and schools. The 39.7 acres near Hilltown Center would include 500,000 square feet of building area, 150,000 of which is allocated to the subject area. In May 1998, the Homewood Suites, a 95,293 square foot hotel, was approved by the City of Chesterfield. The hotel is located on the northern portion of the subject site, and leaves 54,707 square feet to be developed. There has been no other development activity in the subject area.

The original petition has been amended several times over the years by both St. Louis County and the City of Chesterfield. In 2012, the City approved Ordinance 2723 which was to amend criteria for Parcel III, Building Groups A and B (this resulted in development of the new world headquarters for Reinsurance Group of America) and resulted in a new ordinance for the entire area. In 2016, an amendment was approved resulting in Ordinance 2916 that allowed for the development of the Pfizer project, currently under construction, across Chesterfield Parkway West from the subject site.



*Figure 3: NW Quadrant of Chesterfield Village Development Plan with Subject Site in Yellow*

**SURROUNDING LAND USES**

The land use and zoning for the properties surrounding this parcel are as follows (and seen in Figure 4):

Direction	Zoning	Land Use
North	“UC” Urban Core District	Monsanto Campus
South	“C-8” Planned Commercial District	Hilltown Center
West	“C-8” Planned Commercial District	Pfizer Campus, under construction
East	“C-8” Planned Commercial & “R4” Single Family Residential (7,500 sq. ft. minimum) Districts	Day-Care Center and Wellesley Place Subdivision

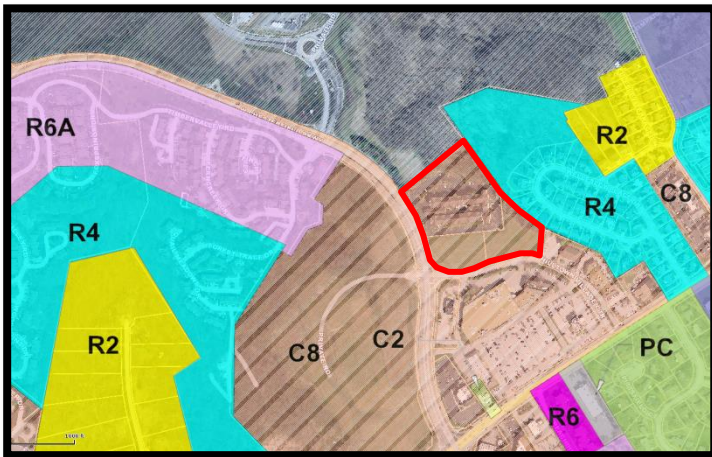


Figure 4: Zoning Map



Figure 5: Future Land Use Plan

**Comprehensive Plan Analysis**

The City of Chesterfield Comprehensive Land Use Map delineates the subject site within the “Urban Core” land use designation. The Comprehensive Plan states the following about the Urban Core:

*The Urban Core was defined as the area known as Chesterfield Village, centered at the intersection of I-64/US 40 and Clarkson Road/Olive Boulevard and primarily served by the Chesterfield Parkway. Land uses for the Urban Core include a mixture of high density residential, retail, and office uses containing the highest density development in Chesterfield.*

The following information from the Comprehensive Plan relates to the proposed change in zoning. Information in italics is taken from the Plan, with Staff provided narrative following in non-italicized font.

**Plan Policy 1.8 Urban Core** – *The Urban Core should be developed to contain the highest density of mixed-use development in Chesterfield. It should serve as the physical and visual focus for the City and include both residential and commercial developments with parks, municipal services, and preservation of historic structures and areas, with cultural, entertainment and pedestrian amenities for its residents.*

This policy is a general, overall policy for the Urban Core that will help guide the review of the zoning request and future site development proposals.

*Plan Policy 3.1 Quality Commercial Development - Commercial developments should positively affect the image of the City, provide employment opportunities, and offer retail and service options to residents.*

The Petitioner is looking to add the use “day care center” and “kindergarten or nursery school”. These additional uses provide employment opportunities, and also offer service options not only to residents, but to employees of other nearby developments.

*Plan Policy 3.1.1 Quality of Design - Overall design standards should provide for smaller scale, mixed-use, project-oriented developments. Developments should emphasize architectural design, pedestrian circulation, landscaping, open space, innovative parking solutions and landscape buffering between any adjacent residential uses.*

There are currently 3 lots in Parcel VIII, Building Group I. The current ordinance calls for a 30 foot parking and building setback along the northeastern side, closest to the existing residential property. Additionally there is currently a large wooded area, which would be subject to the City’s Tree Preservation requirements at time of development.

*Plan Policy 3.1.2 Buffering of Neighborhoods - Development should substantially buffer the neighboring residential uses in all directions by employing good site design, addressing vehicular access, building materials selection, tree preservation, and expanded setbacks.*

As stated above, the current ordinance provides a 30’ parking and structure setback along the existing residential development to the east. This area is currently heavily wooded and would be subject to the City of Chesterfield’s Tree Preservation Requirements upon development of the southeastern lot.

*Plan Policy 3.6.1 High-Density Development – High-density development should be developed as part of the Urban Core. High-density development encourages clustering of buildings with diverse building form through minimum restrictions for building height, openspace and setback requirements.*

The different permitted uses in the Building Group I would provide for diverse building forms and heights.

*Plan Policy 3.6.5 Chesterfield Village - Chesterfield Village constitutes a significant portion of the Urban Core. Development in Chesterfield Village should incorporate the vision of high density, mixed-use residential and non-residential development with pedestrian amenities.*

There are currently sidewalks installed along Chesterfield Parkway West frontage of the subject site. There are no sidewalks along any portion of Hilltown Village Center to provide pedestrian connectivity. A sidewalk would be required along Hilltown Village Center for any new development or significant redevelopment along Hilltown Village Center.

**Staff Analysis**

**Uses**

City of Chesterfield Ordinance 2916 permits offices, restaurant, one (1) service station, and two (2) hotels not to exceed 150,000 square feet within this building group.

Under the proposed amendment, the above language would be modified to allow for the additional uses of day care center and kindergarten or nursery school. Staff recommends the Attachment A should condition the new use to comply with the Urban Core district regulations of the Unified Development Code. A comparison of the requirements of the existing ordinance and Urban Core district. If the building group is developed with a currently approved use, then the existing regulations in the Attachment A would govern the development, as submitted by the Petitioner.

<b>Development Criteria</b>	<b>Current Ordinance</b>	<b>Urban Core</b>
<b>Parking Setbacks</b>		
Roadway	15'	30'
Northwestern Boundary Line	15'	30'
Northeastern Boundary Line	30'	30'
Internal	0'	No minimum
<b>Structure Setbacks</b>		
Roadway	20'	35'
Northwestern Boundary Line	20'	35'
Northeastern Boundary Line	30'	35'
Internal	0'	No minimum
<b>Open Space</b>	--	30%
<b>FAR</b>	--	.55
<b>Landscape Buffer</b>		
Roadway	15'	30'
Northwestern Boundary Line	15'	--
Northeastern Boundary Line	30'	30' *
Internal (no buffer required between commercial)	--	--
<b>Tree Preservation</b>	30%	30%

~ 30' based on landscape buffer, should a smaller buffer be requested, these setbacks could be reduced by the ordinance.

\*30' requirement, 10 of which may be satisfied by installing landscaping on the abutting property with property owner consent.

**Access**

When the Homewood Suites Hotel was approved in 1998, a defeasible ingress/egress easement was shown, along with a potential connection to the hotel, if necessary, as seen in Figure 6.

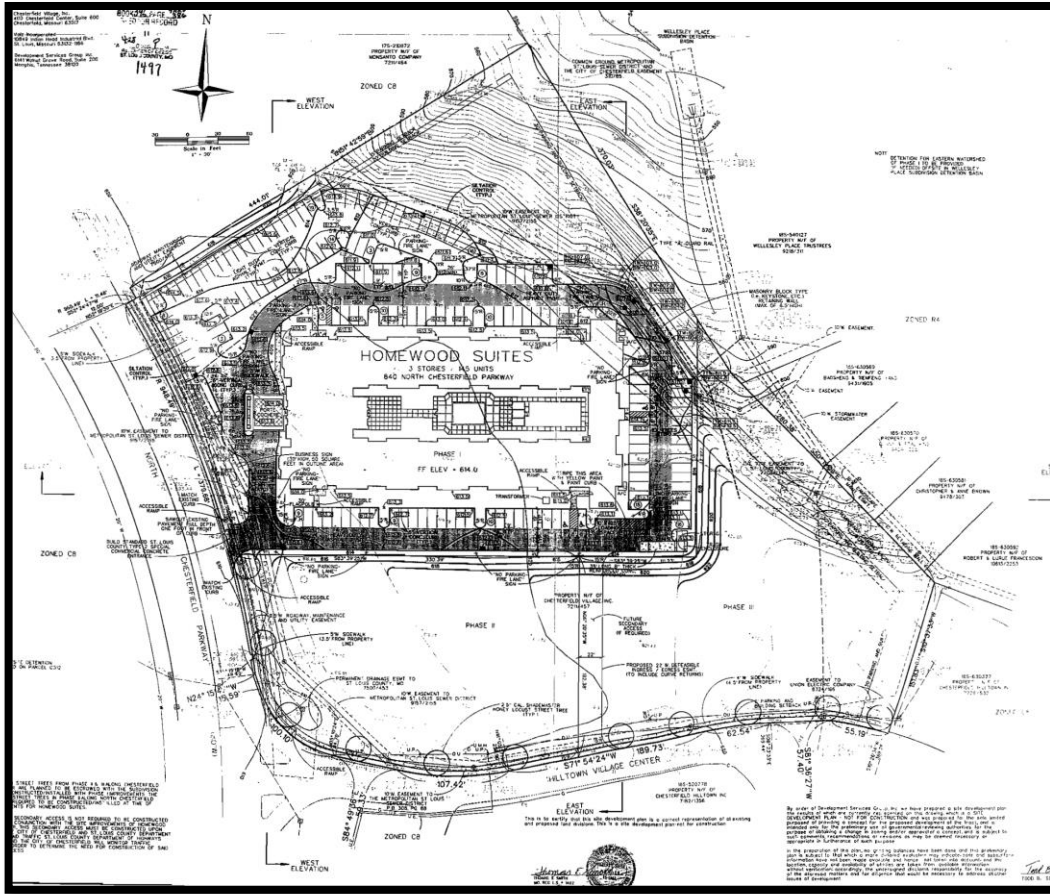


Figure 6: Homewood Suites Site Development Section Plan

A public hearing further addressing the request will be held at the August 13, 2018 City of Chesterfield Planning Commission meeting. The purpose of the Public Hearing is for Planning Commission, members of the public who are in attendance, and the Petitioner to discuss the request. Members of the public who wish to speak will be provided the opportunity to do so. The Petitioner will be present at the Public Hearing to present their request in detail and to answer any questions that the Planning Commission may pose.

Attached, please find a copy of the Public Hearing Notice, Applicant Narrative Statement and Preliminary Plan for this petition.

Attachments

1. Public Hearing Notice
2. Applicant Narrative Statement
3. Preliminary Plan

**NOTICE OF PUBLIC HEARING  
CITY OF CHESTERFIELD  
PLANNING COMMISSION**

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Chesterfield will hold a Public Hearing on August 13, 2018 at 7:00 p.m. in the Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield Missouri 63017.

Said Hearing will be as follows:

**P.Z. 08-2018 Homewood Suites (Keller Ventures, LLC)**: A request to amend Ordinance 2916 to establish new permitted uses and development criteria for 7.4 acres of land within an existing “C-8” Planned Commercial District located at the northeast corner of the intersection of Chesterfield Parkway West and Hilltown Village Center. (18S540138, 18S540149, 18S540150).

Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review in the Department of Planning and Development Services at Chesterfield City Hall, 690 Chesterfield Parkway West during weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project or for a list of requested uses, please contact Ms. Cassie Harashe, Planner, by telephone at 636-537-4745 or by email at [CHarashe@chesterfield.mo.us](mailto:CHarashe@chesterfield.mo.us)

CITY OF CHESTERFIELD  
Merrell Hansen, Chair  
Chesterfield Planning Commission

**PROPERTY DESCRIPTION**

A TRACT OF LANDS BEING CHESTERFIELD VILLAGE, NORTHWEST QUADRANT, PAREL C314, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 346, PAGES 377 AND 378 OF THE ST. LOUIS COUNTY RECORDS, LOCATED IN US. SURVEY 154, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 314B OF ABOVE SAID SUBDIVISION, SAID POINT ALSO BEING LOCATED ON THE NORTHERN RIGHT-OF-WAY LINE OF HILLTOWN VILLAGE CENTER STREET, VARIABLE WIDTH AS ESTABLISHED BY HILLTOWN VILLAGE CENTER PARCEL 318 BOUNDARY ADJUSTMENT PLAT, AS RECORDED IN PLAT BOOK 353, PAGE 850 OF ABOVE SAID RECORDS, SAID POINT ALSO BEING LOCATED ON A CURVE TO THE LEFT HAVING A RADIUS OF 369.28 FEET; THENCE ALONG SAID RIGHT—OF—WAY LINE THE FOLLOWING COURSES AND DISTANCES: ALONG SAID CURVE WITH AN ARC LENGTH OF 55.19 FEET AND A CHORD WHICH BEARS NORTH 82 DEGREES 49 MINUTES 54 SECONDS WEST, 55.14 FEET; SOUTH 82 DEGREES 36 MINUTES 53 SECONDS WEST, 57.40 FEET TO A







**PROJECT NARRATIVE ASSOCIATED WITH  
A REQUEST FOR TEXT AMENDMENT TO ORDINANCE #2916**

Date: August 2, 2018

(Stock Project No. 218-6322)

The City of Chesterfield Unified Development Code (“UDC”) permits amendments to “C-8” site specific ordinances. Daycare and Kindergarten or Nursery School are commercial uses under the UDC. We respectfully request to add “Daycare” and “Kindergarten or Nursery School” as permitted uses to Building Group I in Ordinance Number 2916, Section III Specific Design Criteria, 1.c.

# PRELIMINARY PLAN

A TRACT OF LAND BEING CHESTERFIELD VILLAGE, NORTHWEST QUADRANT, PARCEL C314, PER PLAT BOOK 346, PAGES 377 AND 378, LOCATED IN U.S. SURVEY 154, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

### RE-ZONING DESCRIPTION

A tract of lands being Chesterfield Village, Northwest Quadrant, Parcel C314, a subdivision according to the plat thereof as recorded in Plat Book 346, Pages 377 and 378 of the St. Louis County records, located in U.S. Survey 154, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Beginning at the southeast corner of Parcel 314B of above said subdivision, said point also being located on the northern right-of-way line of Hilltown Village Center Street, variable width as established by Hilltown Village Center Parcel 318 Boundary Adjustment Plat, as recorded in Plat Book 353, Page 850 of above said records, said point also being located on a curve to the left having a radius of 369.28 feet; thence along said right-of-way line the following courses and distances: along said curve with an arc length of 55.19 feet and a chord which bears North 82 degrees 49 minutes 54 seconds West, 55.14 feet; South 82 degrees 36 minutes 53 seconds West, 57.40 feet to a point of curvature to the left having a radius of 369.44 feet; along said curve with an arc length of 62.54 feet and a chord which bears South 77 degrees 45 minutes 54 seconds West, 62.47 feet; South 72 degrees 54 minutes 50 seconds West, 189.73 feet to the point of non-tangential curve to the right having a radius of 250.90 feet; along said curve with an arc length of 107.42 feet and a chord which bears South 85 degrees 10 minutes 44 seconds West, 106.60 feet; North 83 degrees 49 minutes 10 seconds West, 59.33 feet to a point of curvature to the right having a radius of 94.70 feet; along said curve with an arc length of 100.10 feet and a chord which bears North 53 degrees 32 minutes 17 seconds West, 95.50 feet and North 23 degrees 15 minutes 21 seconds West, 15.59 feet to the eastern right-of-way line of Chesterfield Parkway West, 80 feet wide, said point also being located on a non-tangential curve to the left having a radius of 948.49 feet; thence along said curve with an arc length of 379.68 feet and a chord which bears North 25 degrees 8 minutes 20 seconds West, 377.15 feet; thence North 53 degrees 23 minutes 36 seconds East, 12.00 feet to the point of non-tangential curve to the left having a radius of 900.49 feet; thence along said curve with an arc length of 11.50 feet and a chord which bears North 36 degrees 56 minutes 59 seconds West, 11.50 feet to the northwest corner of Parcel C314 C of above said Chesterfield Village, Northwest Quadrant, Parcel C314, Subdivision; thence along the north line of said Parcel C314 C, North 52 degrees 43 minutes 25 seconds East, 444.01 feet to the northeast corner thereof; thence along the eastern line of said Chesterfield Village, Northwest Quadrant, Parcel C314, Subdivision, South 37 degrees 20 minutes 09 seconds East, 370.03 feet and South 49 degrees 18 minutes 34 seconds East, 280.38 feet to the eastern most corner of above said Parcel C314 B; thence along the east line of said Parcel C314 B, South 11 degrees 37 minutes 59 seconds West, 151.83 feet to the Point of Beginning, Containing 323,119 square feet or 7.418 acres, more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. on June 15, 2018.

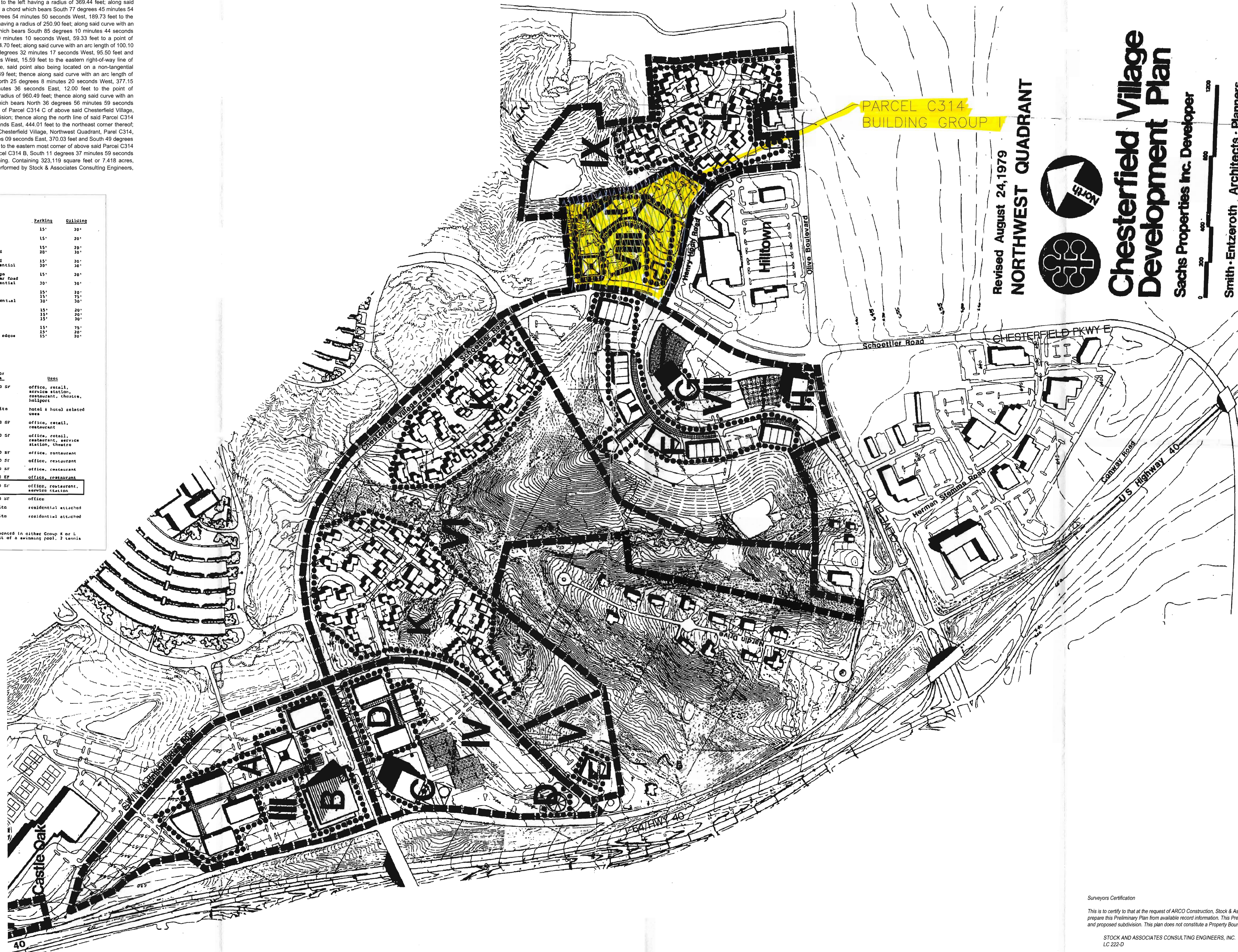
### Setbacks

Parcel	Boundary	Parking	Building
I	All	15'	20'
II	All	15'	20'
IV	Highway 40 Swingley Ridge Road	15' 20'	20'
V	Swingley Ridge Road Herdin Drive Residential	15' 30'	20'
V2	Chesterfield Village Parkway/Schoettler Road Herdin Drive Residential	15' 30'	20'
VII	Schoettler Road Olive Boulevard Herdin Drive Residential	15' 15' 30'	20'
VIII	Schoettler Road Henry High Road Northern edge	15' 15' 15'	20'
IX	Olive Boulevard Henry High Road Northern & Western edge	15' 15' 15'	20'

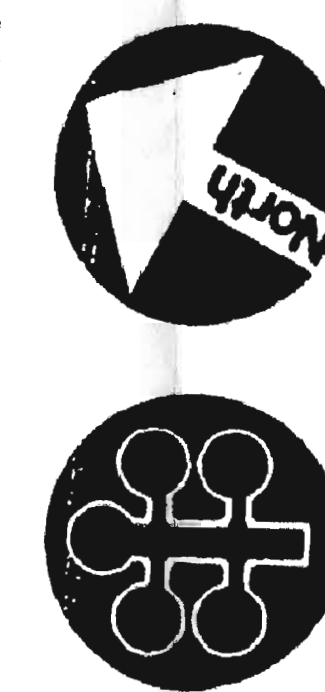
### Building Descriptions

Building Group	Maximum Height	Area or Units	Uses
A	6 floors	440,000 SF	office, retail, service station, restaurant, theatre, hotelport
B	15 floors	350 units	hotel & hotel related uses
C	25 floors	350,000 SF	office, retail, restaurant
D	6 floors	170,000 SF	office, retail, restaurant, service station, theatre
E	3 floors	20,000 SF	office, restaurant
F	4 floors	240,000 SF	office, restaurant
G	15 floors	320,000 SF	office, restaurant
H	8 floors	130,000 SF	office, restaurant
I	3 floors	100,000 SF	office, restaurant, service station
J	3 floors	30,000 SF	office
*K	3 floors	460 units	residential attached
*L	3 floors	187 units	residential attached

\*Recreation facilities will be located in either Group K or L, or both. Facilities will consist of a swimming pool, 2 tennis courts and a 3,000 SF building.



Revised August 24, 1979  
NORTHWEST QUADRANT



**Chesterfield Village  
Development Plan**

Sacts Properties Inc. Developer

Smith-Entzeroth Architects - Planners

FILE COPY

PREPARED BY:  
**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.  
257 Chesterfield Business Parkway  
St. Louis, MO 63119  
Tel: (314) 963-0715  
e-mail: gmeser@stockae.com  
Web: www.stockae.com

PRELIMINARY PLAN  
CHESTERFIELD VILLAGE, NORTHWEST QUADRANT,  
PARCEL C314  
WEST CHESTERFIELD PARKWAY  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

STATE OF MISSOURI  
DANIEL EHLMANN  
NUMBER  
PLS-2215  
7/13/18  
DANIEL EHLMANN P.L.S.  
NO. P.L.S. # 2215  
CERTIFICATE OF AUTHORITY  
LC-222-D

Surveyors Certification  
This is to certify that at the request of ARCO Construction, Stock & Associates Consulting Engineers, Inc. has prepared this Preliminary Plan from available record information. This Preliminary Plan represents the existing and proposed subdivision. This plan does not constitute a Property Boundary Survey.  
STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.  
LC 222-D  
By: Daniel Ehlmann, Missouri P.L.S. No. 2215 7/13/18

DRAWN BY: W.J.P.	CHECKED BY: D.M.E.
DATE: 6/15/2018	JOB NO. #: 616-6322
SHEET NO. #: 1	TOTAL SHEETS #: 1

PREPARED FOR:  
ARCO CONSTRUCTION  
900 ROCK HILL ROAD  
ST. LOUIS, MO. 63119  
PHONE: (314) 963-0715

PRELIMINARY PLAN  
1 OF 1